THE REAL ESTATE MARKET.

PRIVATE SALES, AUCTIONS AND PUBLIC RECORDS.

Paterno Bres. Purchase a Site for a Apartment House on Merning-Heights-Quick Profit Taking on the Greenhouse Block in Harlem

Dealing in vacant land was a prominent feature of yesterday's brokerage business. Nearly forty lots in Harlem and on Morningside Heights changed ownership. One of the plots concerned was bought by a firm of builders for improvement with a high-grade apartment house. The rest went into the hands of loan operators. A small mercantile building and several dwellings, including one on Gramercy Park. represented the trading in improved realty outside of flat and tenement districts. The latter contributed the bulk of the day's

Private Sales.

GRAMERCY PARK.—The Empire Trust Company has sold for David C. Leech to the trustees of the Episcopal Fund of the Diocese of New York the four story brownstone dwelling, on lot 26.3x110, at No. 7 Gramercy Park, northwest corner of Twentieth street. The house will be occupied by the Rev. Dr. David H. Greer until the proposed episcopal residence on Cathedral Heights is finished.

MORNINGSIDE AVENUE.—Hall J. How & Co. have sold for J. Watta De Peyster to Paterno Bros. a plot of about seven lots. 104.1x16x100.11x191, at the southwest corner of Morningside avenue and 115th street. The buyers will erect an eight story fire-proof apartment house on the property from plans by Schwartz & Cross.

185TH STREET.—The Green-Baer syndicate has sold a plot of four lots on the north side of 13th street, 145 feet west of Fifth avenue, together with two abutting lots on 140th street, to Janpole & Werner.

AVENUE A.—S. B. Goodale & Son have sold No. 1448 Avenue A, a five story tenement, with store, on lot 26.6x18, at the southeast corner of Seventy-seventh street, for Belle A. Quay.

ElGHTY-SIXTH STREET.—L. J. Phillips & Co. have sold for a client No. 311 West

EIGHTY-SIXTH STREET.—L. J. Phillips & Co. have sold for a client No. 311 West Eighty-sixth street, a four story dwelling,

on lot 20x100.

NINTH AVENUE.—John P. Kirwan has sold No. 765 Ninth avenue, a four story tenement, with store, on lot 25x100, for Elizabeth Phillips to George F. Ligininger. THIRTY-EIGHTH STREET.—The Movey estate has sold to George H. Robinson No. 135 East Thirty-eighth street, a three story and basement dwelling, on lot 19x

THIRTY-SEVENTH STREET—The Hatasatah Realty Company has sold to V. I. Cumnock No. 130 East Thirty-seventh street, southwest corner of Lexington avenue, a four story dwelling, on plot 19x49.4.

FIFTY-THIRD STREET—Horace S. Ely & Co. have sold for the Mercantile National Bank to Sol mon Kahn No. 325 East Fifty-third street, a three story frame dwelling, on lot 22.2x100.5.

con lot 22.2x100.5.

SEVENTH AVENUE.—Adelstein & Avrutine have resold the block front 201.10x100 on the west side of Seventh avenue, between 113th and 120th streets, part of the plot bought yesterday from Mary 3. Pinkney.

LENOX AVENUE.—Edward C. Williams has sold for the New York City Street Railway Company, formerly the Metropolitan, to Mandelbaum & Lewine, the block front on the west side of Lenox avenue, between 118th and 117th streets, 201.10x200.

142D STREET.—Walter J. Cohn has sold to Halpin, Lewine & Diamondston the plot 75x99 11 on the south side of 142d street, 225 feet east of Lenox avenue.

WOOSTER STREET.—Joseph F. A. O'Donnell has sold for C. A. Wingert No. 33 Wooster street, a four story loft building, on lot 20x50.

147TH STREET.—Duff & Brown have sold for Thomas A. Roe No. 503 West 147th street, a five story flat, on lot 25x99.11. The price was about \$30,000.

COLUMBUS AVENUE.—Max Marx has sold to George A. McDowell No. 984 Columbus avenue. a five story flat, on lot 25.2x100, between 108th and 109th streets. 17TH STREET.—Max Emanuel has sold No. 3 West 117th street, a five story flat, on lot, 25x100.11, adjoining the northwest corner of Fifth avenue.

the owner of record.

FIFTH AVENUE.—Folsom Brothers have sold for John Waldvogel to Charles and Samuel King No. 1408 Fifth avenue, a five story flat, on plot 28x100. The same buyers have also bought No. 1410, adjoining.

BEVENTEENTH STREET.—Schme idler & Bachrach have bought from John Hasse No. 433 East Seventeenth street, a five story tenement, on lot 25x92.

EIGHTY-THIRD STREET.—Schmeidler & Bachrach have sold No. 221 East Eighty-third street, a five story tenement, on lot 25.xx102.2. 25.5x102.2. 166TH STREET.—Harry E. Zittel has sold for Joseph Hendorfer to John W. McCabe No. 164 East 106th street, a five story flat, on lot 25x100.11.

on lot 25x100.11.

130TH STREET.—Louis Benedict has sold for Michael Erlanger No. 142 West 130th street, a five story double flat, on lot 26x99.11.

AMSTERDAM AVENUE.—Charles Leasenteld has sold to Mrs. Owen Trainor No. 1458

Amsterdam avenue, southwest corner of 132d street, a five story flat, on lot 24.11x100. 128TH STREET.—Jacob Weinstein has bought from Robert Mook and John T. Hunt Nos. 39-41 East 128th street, northeast corner of Madison avenue, frame house, on plot 35x99.11.

plot 35x99.11.

SEVENTH STREET.—Louis Rosenswalke has sold to Aaron Brodi No. 108 East Seventh street, a five-story flat, on lot 25x90.16.

115TH STREET.—Cohen & Glauber have sold No. 122 East 115th street, a three-story dwelling, on lot 18x100.11.

110TH STREET.—Cohen & Glauber have sold No. 323 East 109th street, a three-story tenement, on lot 25x100.11.

121ST STREET.—Moritz Neuman has bought No. 34 West 131st street, a five story flat.

No. 34 West 131st street, a five story flat, on plot 33x99.11. Ludwig F. D. Schutte is the owner of record.

PARK AVENUE.—M. Levy & Co. have sold for Jackson & Stern to Samuel Greenberg No. 1650 Park avenue, a five story building. PARK AVENUE.—M. Levy & Co. have sold for Samuel Herbet to A. Salkin, the five story flat, on lot 25.879, at the northwest corner of Park avenue and 118th street.

20TH STREET,—Jacob Chaimowitz and Thomas Carroll have sold to Simon Herz-berg No. 239 East 120th street, a five story on lot 25x100.11. FSSEX STREET.—Joseph Robert has sold for Golding & Hillman to Lowenfeld & Prager No. 89 Essex street, a five story tenement, on lot 25.6x57.6

cannon STREET.—Abraham Elterman has sold Nos. 97 to 101 Cannon street, two six story tenements, on plot 75x100.

BEACH AVENUE.—John H. Berry has sold for Albert F. Brugman the plot, 150x100, on Beach avenue at the junction of the Southern Boulevard.

BEEKMAN AVENUE.—Parsons & Hoffman have sold to G. Kaliski the five story flat, on lot 25x95, at the northwest corner of Beekman avenue and 14ist street. FIFITY-SIXTH STREET.—William H. S. Wood, president of the Bowery Savings Bank, is the buyer of No. 14 East Fifty-sixth street, the sale of which by Louis C. Jeremiah was reported yesterday.

106TH STREET.—A. Guthman & Co. have sold to Catherine V. Brennan No. 21 West 106th street, a five story flat, on lot 30x 199.11.

A special meeting of the stockholders of the Central Realty Bond and Trust Company has been called for March 11 for the purpose of voting upon a proposition to reduce the capital stock from \$2,000,000 to \$1,000,000. negotiated the sale of the plot of twenty-six lots on the west side of Seventh avenue between 119th and 120th streets, for Mary G. Pinkney to Adelstein & Avrutine, which was reported yesterday. They also put through the recent sale of eighteen lots on 107th and 108th streets between Flith and Madison avenues, for the City Real Property Investment Company, to Mandelbaum & Lewine.

To-day's Auction Sales.

(At 161 Broadway, 12 o'clock.) BY RICHARD V. HARNETT & CO. Forty-eight street, No. 241, north side, 180 feet west of Second avenue, 20x100.5; three story brownstone weiling; executors' sale; estate of Margaretha scheig.

BT L. J. PHILLIPS & CO. New Chambers street, No. 63, southeast corner of the street, 37,3028.2 to Oak street by 25.8; four transparent

of Eighty-fith street, 25x80; four story stone froat tenement.

Madison street, Nos 34 and 36, south side, 59.8 feet west of James street, 37.6x80.2x38.1x50.2; three and four story brick tenements; Henry Campbell, individual and as executor, vs. A. M. Connolly et al.; L. J. Morrison, attorney; Emil Goldmark, referee: partition.

BY JOSEPH P. DAY.

Greenwich street, No. 110, w s. 25.2 feet south of Carlisle street, 20.7257.3252.3251.3, three story brick tenement; M. I. Smith vs. William irvin et al.;
A. C. Smith, attorney; G. W. Rawson, referee; partition. tition.

Cottage Grove avenue, east side, 296.5 feet south of Guerlain place, 50x100; J. S. Mapes vs. William Meskill et al.; G. A. Miansian, attorney; Alfred Lauterbach, referee; due on judgement, 36,124-70; subject to taxes, dc., 260.35; prior morsgage, 31,542-70; subject to taxes, dc., 260.35; prior morsgage, 31,542-70; subject to taxes, dc., 260.35; prior morsgage, 31,564. Livingston place, No. 17, southeast corner Seventeenth street, 33x120, seven story brick tenement; Sheriff sale of all right, title, dc., which Louis Cohen had on Jan. 8, 1904, or since; G. C. Coffin, attorney; M. L. Erlanger, Sheriff.

BY JAMES L. WELLS.

Yesterday's Auction Sales.

BY BRYAN L. KENNELLT. BY BRYAN L. MENNELLT.

West Broadway, Nos. 534-38, west side200 feet west of Bleecker street, 65.4x90x
irregualr, "twe story factory; executors'
sale; estate of H. A. Dingee, deceased.

Wooster street, No. 39, west side, 150 feet
north of Grand street, 25x100, three story
dwelling, and Wooster street, No. 41,
25x128x45.3xirregular, four story building; executor's sale; estate of William
Collins, deceased; to Henry V. A. Parsell... 370,000

St. Nicholas place, cast side, at intersection of centre line 183d street, 50x100, and Edgecombe avenue, west side, at intersection centre line 183d street, 25x100; E. H. Paye et al., as executors, and ano vs. E. O. Beale et al.; C. E. Miller, attorney; John Hunter, Jr., referee; due on judgment, \$17,885; subject to taxes, &c. \$356,41.

Adjourned to Manager and Manag

Real Estate Transfers.

DOWNTOWN. The letters q c stand for quit claim deed, b and so for bargain and sale deed, c a g for deed containing covenant against granter only. taining covenant against grantor only.]

Avenue C. 131, w s. 20x75; Sannuel Greenfeld to Aaron Segal, mtgs 315,000. o c and 2d av. 213, w s. 26x77.3; David Lippmann to George Lippmann, ½ part. o c and Same property; 74th st, n s. 200 w Avenue A. 50x102.2; same to Harry Lippmann, 1-3 part, 1-3 mtge \$5,000. o c and 4th av, 100, w s. 19.7x50.4x10.7x79.10; Stephen B Bragne, trustee, to James R Brevoort.

4th av, 100, w s. 19.7x50.4x10.7x79.10; Stephen to Sarah A Brevoort.

Bleecker st. 297-90, n e cor Barrow st, runs n 39xe 25x n 26x e 50x 86x w 75.Pincus Lowenfeld and ano to Samuel Makransky and ano, mtge \$30,000.

Front st. 79, s e s. 23.10x83.9, s w s. x24x04.4 n e s, Frank S Jones et al to John C Bouton. 18th st. n s. 275 w 9th av. 27x103.1; Abingdon Warehousing Co and ano to Michael Reichmann, mtge 130,000...

EAST SIDE.

(West of Fifth av. between Fourteenth and 110th sts. oth st. 24 W. 25.100.5; Frederick K Winslow to Mary E De Wint, mige \$8,000. 62d st. 223 W. 25x100.5; Solomon Miller to Jeanneste K Manne, mige \$11,500. Interior strip, begins 108.9 s 25th st and 140 E 8th av, runs e 19.11 and a 0.7 and w 20x n 0.6; Gabriel M Tooker to Hugh Paton.

ne property; Union Trust Co, trustees, HARLEM. HARLEM.

(Manhattan Island, north of 110th st.)

Bradhurst av. s o cor 151st st. 50x125; Mortimer S. Brown, referee, to Esther A. Wheaton, mige \$8,000

Same property: Esther A. Wheaton to Fredness.

mer S Brown, referee, to Esther A Wheaton, mtge \$9,000
Same property: Esther A Wheaton to Frederick Schlueter
St. Nicholas av. 606, e. s. 18.3x86.2x18x86.2;
Edward R Finch, referee, to Luther Kountze, exer and trustee
2d av. 2162, e. s. 25.11x75; Margaret J Becker to Henry Siemers and ano. q c.
2d av. 227, w. s. 25.6x86; Charles J Kroehle to Isaac Helter, mtge \$15.200

11th st, n. s. 63.6 w Park av. 15.3x100.11;
Roste Buxbaum to Louis Less, mtge \$6.300

115th st. 776-78 W. 30x100.11; Mary H Hardee et al to Jacob L Lissner, mtge \$20,000

115th st. 440 W. 17x100.11; Neille Marvin to Joseph Hirsch, mtge \$16.000

115th st. 440 W. 17x100.11; Neille Marvin to Joseph Hirsch, mtge \$16.000

115th st. 547, n. s. 125 w 1st av. 25x201.10; Israel C Jones, trustee, to Samuel Grodginsky, mtge \$20,000.

115th st, n. s. 150 w 1st av. runs n 201.10x e. x. s. 201.10x w — to beginning strip; Ellis P Williams and ano, exers and trustees, to Samuel Grodginsky, C. 211st st, 75 E, 20x100.11; Leonor Spielberger to August Knatz, mtge \$12,000. o c and 181st st, s. 3, 232 e 7th av. 18x100.11; Edward S Innet to Edward Holbrook.

227.000

Same property: Solomon Shapiro to Annie Silverman and ano, mtge \$27.000.

187th st, 128 W. 25x99.11; Joseph Frey to Michael Loesch, mtge \$27.000.

187th st, 128 W. 25x99.11; Joseph Frey to Michael Loesch, mtge \$27.000.

1880x 1 s. s. 150 e Amsterdam av. 25x100; Joseph J Meaney to Jacob Herb and ano, mtge \$10.000.

1880x 1 s. s. 150 e Amsterdam av. 25x100; Joseph J Meaney to Jacob Herb and ano, mtge \$10.000.

mtge \$16,000. ... o c and BBONX.

(Borough of The Bronx.)

Alexander av, w s. 83.3 n 189th st. 16.8270; Elias W Hadden and ano to Edward S Crane and ano, 1-3 part, all title.

Brook av, n e s, at n s 162d st, runs n 65.5 x e 25.8 x e 25 x 8 50 x w 25.5 Jane E Oothout to Edward Ruehl. ... o c and Cedar pl. s s. 43 w Thaton av, 502100; Maria Crawford to Ann J Hillman ... o c and Free Landing rd, se coor 242d st, runs s 811.1 x w 50 x n w 50 x n 500 x w 10 x n e 245; containing 0.83 acres: Alfred Roelker, Jr. to Augustus Van Cortlandt.

German pl. se cor 184th st. 25x80.2x35.857.4; Mary Wallace to Meyer Goldberg and ano, mtges \$17.250.

Main st, e s. 985.6 n Pilot av, runs e x n x w x s 100, Cty Island; James D Bell to Alfred L Horton, all title, q c.

Rockwood st, n s. 92.10 e Walton av, runs n e 82.11 x s 48.4 x w 67.4, gore; J Romaine Brown to Alfred Servida.

Washington av, w s. 66.11 s 168th st. 24x140; Elmira M Dickerson to Samuel J Corker, mtge \$11,500. ... o c and 149th st. 938 E. 50x80; Margaret Meade to 165th st, s e cor Stebbins av, 20x77.8; Charles M Preston, receiver, to Saul Shakin. of Lots 121 and 122, map 143 lots Paul estate, Westchester: Warranty Realty Co to William Canning, Jr. Lots 64, 121 to 123 and 137, map 160 lots, 23d ward, property Maximilian Morgenthau: Max Oberfelder to Leo M Franklin.

1.750

tenement.
ond avenue, No. 1631, west side, 27.2 feet south 3d av. 2164-96; Herman Kahn to S Scheuer

WANTS AND OFFERS REAL ESTATE BOARD OF BROKERS OF CITY OF NEW YORK. NO. 415 BROADWAY.

FOLSOM BROS.. 835 Broadway—Want estate to build a factory 100 feet square for "A1" party; will take 21 years lease. Also, stables of 100 horses from 8th to 42d sts., on 3 years lease; "A1" party. Also, private house, 18 feet front or more below 50th st., between Park and 5th avs; price not over \$50,000; quick customer.

FOLSOM BROS., 835 Broadway.—Offer Morningside av., cor. 112x119, choice plot suitable for
high class building, easy terms. Also, corners
and inside lots above 125th st., river to river;
especially in present boom section. Also,
13,000 sq. ft. forming "T" fronting on Centre.
Elm and White sts., at present carrying itself
nicely; suitable for lithographers, factory or
mercantile purposes. Also, Wooster st., six
story building, 75x100, rented at nearly \$19,000;
price \$210,000. Also, stores and buildings on
Broadway and all the principal thoroughfares
to rent at temptingly low rents. Also, eight
story grante and marble Broadway corner
apartment house, a few blocks below \$90 st.,
rents for \$28,000; price \$300,000, will trade equity
\$120,000; will leave second mortgage; nothing
turned down, every offer will be thoroughly
sifted and receive consideration; the best
thing offered this season; strictly high class.
Also, prominent downtown corner Nassau st.,
unimproved, covering a trific over 5,000 sq. ft.;
will sell for cash and allow greater part to remain on mortgage. or make building loan or
ground lease or trade for improved downtown
business parcel. Also, Chefry st., six lots, have
offer to rent guaranteed tenant; 10 years and
show 19/2 per cent. on equity; price \$30,000;
mortgage \$30,000. Also, rents, \$9,500; price
\$76,000; equity \$14,000; six story elevator apartment near 5th av.. Harlem.

& Sons, 2 yrs. Broome st, 258; Aaron Jacobs to Max Rosey, Relas, 15-12 yrs. 11th av, 643; Jane Delaney to Thomas Mor-11th av, 643, Jane Delaney to Thomas Morthers, 514 yrs.

2d st, 198; Jacob Held to David Wasser, 4 10-12 yrs.

Broome st, 255; Elias Schlomowitz to Barnet Nemetrs, 3 yrs.

300 av, 1903-05; James M Fitzsimons to Joseph D Bockstein, 5 yrs.

2,000 Morris av, 857-59; James David to William C Bolton, 5 2-12 yrs.

1,800 Westchester av, 914; Essie Eisenberg to Michael O'Connell, 10 yrs.

Recorded Mortgages. DOWNTOWN.

(Where no interest is stated read 5 per cent.)
ist av, n e cor 3d st; Carrie Furth to Title
Guarantee and Trust Co, 3 yrs. 41/2 per cent.

Broome st. 288, n s. Abraham and Harris
Cohen to Citizens' Savings Bank, 5 yrs. tonen to Cousens Savings Bank, 5 yrs.
45 per cent.

Bleecker st, 297-69, n e cor Barrow st;
Samuel Makransky and ano to Pincus
Lowenfeld and William Prager, 1 yr, 6 per cent. Cornella st, 29-29/4; Jacob Finelite to Henry Feldman, 1 yr, 6 per cent, prior mage \$40,000 \$40,000.

Same property; same to Home for Incurables, 5 yrs...

East Broadway, 175, s.s. Marcus Jaffe and ano to Bank of M & L Jarmulowsky, prior mtge \$30,000, due March 18,1905, notes...

Front st, 20; Old Slip Realty Co to Title Guarantee and Trust Co, 5 yrs, 41/2 per cent. Guarantee and Trust Co, 5 yrs, 4½ per cent.

Park Row, 82: Slegfried S Zarek to Franklin Brewing Co, demand, 6 per ceut.

St Marks pl. 110-12: Israel Lippman to
Abraham M Bachrach and ano, due April
23, 1904, without interest.

2d st, n s, 71 w Avenue D; Isaac Rosenwasser
to Samuel Greenfield, 1 yr, 6 per cent...

4th st, 251-33 E: Aaron Goodman and ano
to Theodore Simon, 1 yr, 6 per cent...

(East of Fifth av. between Fourteenth and 110th
Madison av. 806, a w cor 58th st; Madison
Avenue Co to Mutual Life Insurance Co,
due March 1, 1907, 445 per cent.
2d av. 1045, n w cor 55th st; Mary A Gallagher and ano to Metropolitan Savings
Bank, 3 yrs, 445 per cent.
3d av. e. s, 51: n 81s st; David Herz to Lawyers Title Insurance Co, 5 yrs, 445 per
cent.

Same property same 80 Edward F Hillenbrand, prior mtgs \$15,000, due March 1,
1906, 6 per cent.
2d st, 425 E; William H Hail to N J Hall,
prior mtgs \$12,000, 3 yrs, 6 per cent.
74th st, s s, 77 e Avenue A: Mary C Willoghs
to Lawyers' Title Insurance Co, 3 yrs.
85th st, s s, 52 w Avenue B; Isidor Uliman to
to Mary Van Dyke, 5 yrs.
90th st, ss, 150e Madison av; Clara and Della
Max to Louis Lese, due Feb. 15, 1906, 6
per cent.

(Manhattan Island, north of 110th st.) 2d av. 227: Isaac Helfer to Lawyers
Title Insurance Co of New York, 3 yrs. ... \$12,000
7th av, sw cor 126th st; Associate Realty
Concern to Henry W Webb, prior mtge
\$400,000, due May 20, 1904. — per cent..gold
112th st, ns, 499.6 e Lenox av; Albert Seligman to Samson Lachman, 5 yrs, 4½ per
cent. ... 19,000 cent. 120th st, 149 W; Carrie Stiner to Title Guar-antee and Trust Co, 5 yrs, 44 per cent.... 128th st, 151-55 E; M Agnes W Hawes to Bowery Savings Bank, 8 yrs, 44 per

BRONX.

(Borough of The Pronx.)

Brook av. n.e.s. at n.s. 182d st. Edward Ruehl to Jane B Oothout. 8 yrs.

Edgewater Road, w.s. 572.7 n Weatchester av. John McGovern to Lambert Suydam, due Peb 23, 1904, 6 per cent.

Rockwood st. n. s. 92.10 e Walton av; Alfred Servida to J Romaine Brown, 8 yrs, 4 per cent.

Subbins av. s.e. cor 165th st. Saul Shakin to Charles M Preston as temporary receiver, installs, 6 per cent.

Southern Boulevard, e. s. 25 n Jennings st. Joseph T Watson to Annie Bradley, demand 6 per cent.

Westchester av. 914; Michael O'Connell to Hernhelmer & Schwartz Pilsener Brewling Co, demand 6 per cent.

Westchester av. 914; Michael O'Connell to Asame, demand 6 per cent.

Morris av. 563, n.w. cor 135th st. Jacob Feld to same, demand 6 per cent.

29th st. s. 8, 185.6 w 305, map Cornellus Ray. Margrate Sollinger to New York Savings Hank, due June 1, 1907, 4½ per cent.

182d st. s. 185.6 w 3d av. George H A Kohler to Rachael Purdy, due May 1, 1907.

Lots 170 and 171, map portion Hunt estate; Pritz Klenk to Consumers Brewing Co, demand

Lot 391, map Van Nest Park; Thomas Scott to Augusta L Grubs, 3 yrs.

MISCELLANEOUS.

Lis Pendens.

Sist st. 210 E: James Kelly vs Mary T Kelly, partition: atty. M J Joyce.

28th st. 349-51 W; City of New York vs John Hamiliton: 26th st. 349-54 W; same vs same; 4th st. 158-90 W; same vs Michael Hollenan; 119th st. 523-33 E: same vs Katherine Hochstaetter; Delancey st. 25: same vs Christian G Goetz; Essex st. 151; same vs Henry M Greenberg; Avenue C, n w cor 6th st. 41290-6; same vs Samuel Rosenberg; 4th st. 313-19 E; same vs Herman Welss. 9 actions, violations of building law; atty. J J Delany.

Corlear st. 10; same vs Nicholas Betjiman; 13th st. 234 W; same vs John J Byrne; St Ann's av. 678; same vs Isaac Boem and ane; 16th av. 292; same vs Brooks; Baxter st. 128; same vs Antonio Cuneo, Stanton st. 282-244; same vs Rebecca Cohn; Chrystie st. 210-12; same vs Daniel Dober; Eldridge st. 78; same vs James W Case; Station pl. e s. 75 n Bronx River, 25235; same vs Gluseppe Francoline; Westchester av. 1024; same vs Charles A Pischer; 83d st. 316 E; same vs Charles Fink; Madison st. 391; same vs Rosa Epstein, 10th av. 180; same vs Jacob Appel; Spring st. 240; same vs Moritz Builowa; 62d st. 222 W; same vs Maurjee W Deshong; 28th st. 327 W; same vs Maurjee W Deshong; 28th st. 327 W; same vs Margaret P Dyett; 135th st. 752 E; same vs John P Petty; Allen st. 196; same vs Samuel Martin: 34th st. 228 E; same vs William O'Brien; Elizabeth st. 185; same vs William O'Brien; Elizabeth st. 185; same vs Louis J Pooler; Rooseveit st. 55: same

Geo. R. Read & Co., REAL ESTATE

Appraisers. A. P. W. KINNAN STABLISHED IN 1856 J. ROMAINE BROWN & CO. Brokers, Agents, Appraisers, NO. 53 WEST 33D STREET, NORTHEAST CORNER BROADWAY.

ALTERATIONS MADE without the expensive sub-contractor; tenements remodelled; unsafe build-ings strengthened. ARCHITECT, box 110 Sun office.

CHOICE LOTS, singly and in plots; improvement or speculation; low prices. SHARROTT HAVE CASH BUYERS for Manhattan proper-ties: owners send particulars at once. DIA MOND, 13 East 125th st

PRIVATE HOUSE, above 14th, 20x90; nne condition; \$10,000; \$3,000 cash. DUROSS, 185 WEST

FROM BATTERY TO 14TH ST., INCLU-SIVE.

DESIRABLE RESIDENCES—Washington Sq. to 12th st., inclusive, near 5th; \$21,000 up. FOLSOM BROTHERS, 835 BROADWAY. SMALL OTH WARD BUSINESS PROPERTY, 21 x60; price, \$7.500; \$2,500 required. DUROSS, 155 WEST 14TH.

THREE-STORY STABLE, opposite Cunard docks 40x70; price, \$22,000. DUROSS, 155 WEST 14TH. ABOVE 14TH ST., STH AV. TO NORTH RIVER.

FOR SALE—8th Avenue Corner, between 125th and 130th Streets—One of the finest corners on the avenue; price, \$48,000; fully rented; paying well; easy terms. P. D. MASON 1012 Westchester av. BOROUGH OF BRONX—SALE OR RENT. 3-PAMILY SINGLE FLAT, East 152d st.: price, \$4,900. 5-story double, Boston av., \$19,000. 5-story triple, St. Ann's av., \$23,000. 6-story corner, \$37,500. ULLMAN, 502 Willis av.

\$500 AND INSTALLMENTS; house ready mad rasordered; near elevated. ULLMAN, 502 Willis av TO LET FOR BUSINESS PURPOSES.

6.000 SQ. FT. TO LET 12th Floor Metropolitan Realty Bldg.,

216-18 William 18 & 20 Rose St. Fronting Brooklyn Bridge. Steam Heat, Four Elevators. Power. RULAND & WHITING CO.,

5 BEEKMAN ST. STORES, lofts, buildings, offices: exceptionally FOLSOM BROTHERS, 835 BROADWAY. 15,000 FEET, new building, central, 25c. foot, in-luding steam, elevators. DUROSS, 155 WEST

DESKROOM right opposite General Post Office

REAL ESTATE WANTED.

IST AND 2ND MORTGAGE LOANS. S. A. STEPHENSON, 62 William St.

DWELLING HOUSES TO LET. HOUSES, furnished and unfurnished, in de drable locations; rents, \$1,000 to \$12,000. FOLSOM BROTHERS, 835 BROADWAY.

REAL ESTATE LOANS. \$500,000—I have this amount to loan on first mortgages on store and apartment properties in Harlem, on Madison, 5th, Lenox, 7th or 8th av.; send particulars immediately, as this money must be invested without delay. JOHN A. OSBORNE, 155 Broadway.

vs Bernhard Golden; 58th st, 452 W; same vs Anna B Gilson; 19th st, 146 W; same vs Francis Anna B Gilson: 19th st, 146 W; same vs Francts Scholes; 117th st, 7 E; same vs Herman Shapiro; Hester st, 163; same vs Mary J Mauron and ano; 165th st, 686 E; same vs Isabella Hodriguez; Hester st, 19; same vs Abraham Zubrinsky; Alden pl, 686; same vs Columbia Realty Co; East Houston st, 495; same vs Columbia Realty Co; East Houston st, 495; same vs Charles Weber; East Broadway, 217; same vs Max Woeper; Madison st, 390; same vs Rosa A Talty; Monroe st, 288; same vs Hinda Schmeidler and ano; North Moore st, 23; same vs Rosa A Talty; Monroe st, 193; same vs Peter H McArdle et al; Rivington st, 225; same vs Agnes E Sullivan; Suffok st, 12; same vs Hannah R Simon; St Luke's pl, 5; same vs Delos Woolverton; 3d av, 746; same vs Morris Rose; 3d av, 3404-6; same vs Emille Kerr, extrx, 4c; 6th av, 9; same vs Mary E Van Aulen; 2001 st, 200 E; same vs Henry C G Glaser; 55th st, 407 W; same vs Katherine P Gallagher; 64th st, 148 E; same vs John S Tekulsky and ano; 84th st, 164 E; same vs Margaret Smith; 99th st, 57 E; same vs Barney Goldman; 104th st, 172 E; same vs Samuel Williams; 49 actions, violations of tenement house act; atty, J J Delany.

Mechanics' Liens.

Same property; Casmille Retrigerator Covs same.

57th st 223 E; Hugh McCreery vs Rebecca Altschul
23d st, 213-19 W and 24th st, 200-12 W; Charles S Buell vs Young Men's Christian Association of the City of New York.

Cannon st, 90; Paul Hellmann vs Marcus Schiff.
5th st, 359-61 E; Samuel Pasckow vs Aaron Miller and ano.

Satisfied Mechanics' Liens. 185th st, n e cor Brown pl. 60x100; Joseph S Berkowitz vs Walter A Dick, Dec 14.

Assignment of Mortgages.

Assignment of Mortgages.

William G Pigneron to Emily T Cavanagh.
Title Insurance Co of New York to the German Savings Bank.

Elizabeth Worcester, gdn, to Edwin C Worcester, 95 -110 part.

Ewing Publishing Co to J E Ewing 10,000 Margaretha Roth to Josephine Frey 1 13,123 (Charles E Miller et al, exers, to Louis C Tiffany, assigns 2 migs 60,339 Lilly Herb to Maria Nuoffer 2,000 City Real Estate Co to Jared G Baldwin, Jr. 2,000 Equitable Trust Co to Martin R Carey, indv and exer 10,000 Washington Savings Bank 17rust Co of Westchester County, as trustee, New York Mortgage and Security Co to Washington Savings Bank 15,000 Reginald S Blake, as gdn, to Alexander V Blake 45,000 Howard Willets, as admr, to Isaac Shuman 25,000 Title Guaranty and Trust Co to Jennie H Balley 600 Bank for Savings of City of New York 450,000 Horwitz Realty Co to Samuel Blumenthal 600 Bank for Savings of City of New York 450,000 Forcelosure Stitts.

108th st. n.s., 100 w Columbus av, 75x100.11; Theodore Rieper vs Jacob Schuback et al; atty, L N Martin. Sullivan st. 97; Sarah M Miller vs Mary J Innet et al; atty, H P Miller. 136th st. n.s. 451.11 w Trinity av, 50x100; William E McMann vs Harry McNally et al; attys, Phillips McMann vs Harry McNally et al; attys, Phillips & A.

82d st, n s, 325 e Amsterdam av, 25x79.3x irreg;
Esther H Byers and ano, trustees &c, vs David
Levy et al; attys, Hyde, L & L.
Central Park West, s w cor 102d st, 100.11x117;
William E Uptegrove & Bro. vs Philip Braender;
attys, Glifford, H H & B.
176th st, n w eor Boston av, 73.2x125.4x irreg; Fresh
Alr Fund of the Church of the Divine Paternity
vs Anna H Gerding et al; atty, H Swain.
Waverley place, 116 and Waverley place, s s, 203.3 e
6th av, 22x97; Emigrant Industrial Savings Bank
vs Cecella Cunningham and ano, Inflividually and
as exers &c, et al (2 actions); attys, R & E J
O'Gorman.

21st st, 232 W; Mary B Hague vs Mary J B Canavotto;
atty, J B Pine.

Plans Filed for New Buildings. BOROUGH OF MANHATTAN. East Houston st. 447-49, siz story flat and store: Sarah Michelson, Coytesville, Hud-son county, N. J. owner: Horenburger & Straub, 122 Bowery, architects; cost.... Thompson st. 222-24, six story tenement and store: Julius Weinstein, 190 Bowery, and store; Julius Weinstein, 190 Bowery, owner; Bernstein & Bernstein, 72 Trinlity, pl, architects; cost.

Mulberry and Broome sts, s w cor, six story tenement; Heimburger & Kleinfeld, 290 Bowery, owners; William Rouse, 596 Broadway, architect; cost.

116th st, n s, 225 c Lenox av, two six story fasts; Abraham Silverson, 190 Bowery, owner; G F Pelham, 508 5th av, architect: CHTY REAL ESTATE.

BOROUGH OF BROOKLYN-SALE OR

Handsome, new, well appointed house
To bettle an estate will be sacrificed
for \$12,500, although cest \$14,500.

Has hardwood trim; 2 tiled baths and one servants' bath; steam heated from a central heating plant away from house; gas range; was recently decorated in expensive manner for owner, who never occupied it; lot 29x120; house 3-story and extension. NEAR BROOKLYN AVE. AND PARKWAY.

"Temple Bar," 44 Court St. Telephone 3049 Main.

Superior 3-story and basement brick dwelling, containing 14 rooms, all improvements, in fine condition. First-class location. 227 Schermerhorn St. Rent. 375. Also other desirable houses. Ernestus Guilck Co., Estate Agents, 380 Fulton St., Brooklyn.

GREAT BARGAIN, \$4,600.

BUYS TWO 2-family houses, each renting for \$240 yearly; will sell both or separate to quick buyers. I also have another great bargain: beautiful 12-room house, in fine condition, including barn, on a plot of 22 lots, 156 feet fronting on Gravesend Avenue: PRICE, \$8,000. PHILLIP H. LOHMAN, Real Estate, office open holidays and Sundays, Beverley Road and Coney Island Ave., Brooklyn. A PERFECT HOME. New Dutch Colonial detached corner Dwelling, plot 71x121, artistically designed, Prospect Park South, the most beautiful residential section of Brooklyn, reached by Brighton Beach clevated, Smith, Franklin, Flatbush cars, 25 minutes from New York; will sperification of \$12,000; terms agreeable. Apply or address W. J. HARTFORD, 28 Park Row, New York; or \$2 stratford road, Brooklyn.

ACCESSIBLE LOCATION,
CLERMONT AVE., NEAR GREENE.
88,000.
Largé 3-story and basement; heavy brownstone
front; 20x65 feet; lot 100 feet deep; immediate possession if desired; now free and clear, but owner
will make terms easy.
FRED. M. SMITH,
"Temple Bar," 44 Court St. Telephone 3049 Main.

ELEVEN (11) ROOMS AND BATH;
Graystone front modern house;
Price, \$5,500.
Institution Mortgage, \$4,000, which can remain.
Look at this house and be convinced it is the cheapest house in good neighborhood.
Halsey St., between Patchen & Raigh.
FRED, M. SMITH.
"Temple Bar," 44 Court St. Telephone 3049 Main.

SNAPS Old Cottage, poor repair 41,200 Cosy 6-room house...... 2,000 2-fam., Imps., with shop. 2,500 2-fam. brk., very cheap. 3,000 Others! Others! Others! Bargain List Free. In business 18 years; largest choice. WESTON, Manager Realty "PAVILION," 2886 Fulton st. No humbug. Reliable. Closed Sundays.

IIVE RENT FREE
in a beautiful Queen Anne Cottage in Flatbush;
elegant two-family cottages; decorations; hardwood trim; all modern improvements; spacious
grounds; sewer connections; pure water; healthful
to children. For particulars apply JOSEPH N.
NEEF, Owner and Builder, 1666 Nostrand av.,
Brooklyn. Tel., 977—Flatbush.

PRECE \$10,750.

Elegant 3 story and basement stone house; exclusive locality, Park Slope; newest plumbing; porcelain bath, new range, gas store; beautiful chandellers; console and mantel mirrors; hard wood floors; exquisite and costly decorations; easy terms. THOMAS ROSECRANS, 315 7th av., Brooklyn.

CHANCE OF LIFETIME.

\$6,200 will buy a new 2-story and basement brick house; 2 families; 12 rooms; 2 baths; furnace in cellar; could not be built for \$6,000; easy terms; only 3 left; act quick; open evenings and Sundays. NEW YORK REAL ESTATE OO., 5TH AV., CORNER OF 52D ST., BROOKLYN.

3 story and basement dwelling on Halsey st. near Tompkins av.; rent \$420; price. 8,500; worth \$5,000. DON'T LOSE IT. D. E. CONWAY, 26 COURT, ST., BROOKLYN.

ATTENTION — MANUFACTURERS—
ATTENTION:
Best located Factory Site on the market, 671x550;
1,000 feet water front, with basin, all bulkheaded;
suitable for lumber, coal, grain or factory; will
sell all or half at price below any similar property.
J. C. MOORE, 44 Court st., Brooklyn.

QUICK BUYERS CAN HAVE BARGAINS.
428 BALTIC ST., 2 STORY BRICK HOUSE.
426 BALTIC ST., 2 STORY FRAME HOUSE.
171 BUTLER ST., 3 STORY FRAME HOUSE.
Make your ofer. Inquire WM. H. BRIODY.
428 BALTIC ST., BROOKLIN.

TO LET, STORE—Corner store, southeast corner Fifth av. and Fifty-third st.; new building; suitable for any business; in a growing neighborhood. Apply to owner, C. H. LUHRSSEN, 424 Van Brunt st., Brooklyn. FOR SALE—Desirable plot of lots, ripe for improvement, southwest corner Franklin av. and Prospect place; 100x100; will sell at a bargain and easy terms to responsible builder. OWNER, 975 Bedford av.

TO CLOSE AN ESTATE-\$5,800. Three-story and basement brownstone; Fourth st., near Sixth av.; 10 rooms and bath; possession May 1. BURRILL BROTHERS, 189 Seventh av. Brooklyn.

GROWING BEDFORD SECTION.
TWO FOUR-STORY DOUBLE, WITH STORES;
RENT, 85,600; PRICE, \$45,000.
FRANK CORELL, 1079 Bedford av., Brooklyn. GREAT SACRIFICE. provements, easily worth, \$5,200, at \$4,600; mortgage \$3,000. SACKMAN, 5th av., 54th st., Brooklyn. SEVERAL GOOD BEAL ESTATE investment properties, paying 10 to 15 per cent. Inquire of NOONAN, 75 6th av., cor. Flatbush av., Brooklyn.

BEST EVER!—Four-story double brick flat, Park Slope: fully rented, \$2,400; price, \$18,500. C. MOORE, 44 Court st., Brooklyn. 2-FAMILY BRICK HOUSES, new, \$4,300; latest \$2,850-2-STORY ATTIC AND CELLAR. 2-family house, side alleyway, lot 25x100. M HUNT, 1296 Fulton st., Brooklyn. STERLING PL., 1224—Two story; no basement; complete two family; investigate. GOODWIN, 1504 Broadway, Brooklyn. DEAN ST., near Nostrand av., 3 story dwelling 12 rooms. JOHN KENSETT KELLOGG, 80 WII Ham st., N. Y.

HOUSES and Apartments to let, with all im-rovements. FRY & LYLE, 1550 Fulton st., B'klyn APARTMENT HOTELS.

ST. PAUL HOTEL.

Popular Prices. Beaulfully Furnished.

60TH ST., COR. OF COLUMBUS AVE.

Fire.proof. New. Stickly Dest-class.

60 SINGLE ROOMS, \$1.00 PER DAY.

70 ROOMS, PRIVATE BATH, \$1.50 PER DAY.

60 SUITES, PRIVATE BATH, \$2 TO \$3.50. Special rates by the week and month. Restaurant, phone in every room. I block west of Central Park Grand Circle. Transportation accessibility unexcelled

THE WOLCOTT 31st St. and Fifth Av., New York European Plan Exclusively. OPENS MARCH 1st, 1904. J. H. BRESLIN.

HOTELS-CITY.

BOARDERS WANTED.

MADISON AV., 155—Second floor back square room; third floor front hall rooms. BOROUGH OF THE BRONX.

Morris Park av, s. s. 50 e Hancock st, two
story dwelling; Michael and Mary McInerney, 1017 Washington av, owner: Thomas
Scott, Amethyst av, Van Nest, architect;
cost.

cost
Clinton av and 175th st. s w cor, five story tenement; George Fernschild, 1778 Bathgate av, owner; M J Garvin, 3307 3d av, architect; cost.

18ist st. n s. 72 w Elton av, five one story stores; Anna Foster, Yonkers, N Y, owner; F K Pilmbly, 706 11th av, architect; cost. Plans Filed for Alterations

MANHATTAN AND THE BRONX.

(Items under \$1,000 omitted.)

53d \$4, 404-06 W; one and two story stables;
Asfon Buchisbaum, 729 9th av. owner;
Horgan & Slattery, I Madison av. architects; cost.

6th av. 241-45; four story stores; Columbia
Realty Co. 135 Broadway, owner; Buchman & Fox. 11 E 50th st, architects; cost.
Chambers st, 124; six story; lofts and store;
Farmers' Loan and Trust Co. 22 William
st, owner; Smith, Westerveit & Austin.
2 Wall st, 102-06 E; one story annex to chapel;
Calvary Church, premises, owner; F Livingston Pell, 13 Union sq, architect; cost.
75th st, 459 E; two story storage; Victor

calvary Cauren, premises, owner; F Livingston Pell, 13 Union sq. architect; cost.
75th st. 439 E; two story storage; Victor
Unger, 455 E 10th st, owner; William Flanagan, Jr. foot of E 26th st, architect; cost.
103d st. 327-29 E; two story shop; Hajek
Marbie Co, premises, owner; Charles
Stegmayer, 306 E 28d st, architect; cost.
Mott st, 7-9; six story factory converted into
10fts, meeting room and store; J Bolse
Smith, 7 Mott st, owner; Oscar Blummer,
25 W 24th st, architect (substitute plans);
cost
5th av. 125; studios installed in five story
office and store building; William Sittenham, 123 5th av, owner; Paul Mackusick,
69 W 39d st, architect; cost.
5th av, 728; remodelling six story residence,
Mrs Gertrude V Whitney, 2 W 57th st,
owner; Grosvenor Atterbury, 20 W 43d
st, architect; cost.

43d st, 126 E; four story and basement tenement: Harry Fischel, 215 East Broadway,
owner; Bernstein & Bernstein, architects;
cost.
124th st, 124 W; four story and basement

PIANOS AND ORGANS.

The Possession of a Piano

of any make need not prevent anybody from purchasing a Steinway, as with our unrivalled facilities for disposal we are in a position to allow full market value for same in an exchange for a Steinway Piano, and, besides, if intending purchasers cannot pay the difference all in cash, time payments will be accepted.

New Steinway Upright Pianos from \$575. New Steinway Grand Pianos from \$750.

STEINWAY & SONS,

Steinway Hall, 107 and 109 East Fourteenth Street, and Windsor Arcade, Fifth Ave., cor. Forty-sixth Street, New York.

The price is important when buying a piano, but the tone and quality of the piano are equally important.

In the Walters Pianos you have the positive assurance of getting a thoroughly good piano, also of getting full value for your investment. Send postal for Catalogue with reduced prices and terms.

HORACE WATERS & CO.

134 Fifth Ave., near 18th St. Harlem Branch (Open Evenings), 254 West 125th St., near 8th Ave.

The Aeolian Co.

has recently organized an **Exchange Department**

for the sale of pianos of well-known makers taken in part payment for the Pianola Piano. This week's offering is unus-ually fine.

Upright Pianos From \$100.00 up. Every instrument has been gone over thoroughly and is in excellent condition.

AN KARLY SELECTION IS ADVISABLE. AEOLIAN HALL 362 Fifth Ave. near 34th Street

KRAKAUER BROS.

desire to announce to their friends and patrons and the MUSIC LOVING PUBLIC in general that they

EXHIBITION AT THEIR WAREROOMS. 113 EAST 14TH ST., N. Y.,

KRAKAUER PIANO NO. 25,000. The instrument embodies in its construction ALL UP-TO-DATE features from a technical, scientific, artistic and musical standpoint, and it may therefore justly be termed a "model creation" in every detail. INSPECTION SOLICITED.

25 EAST 14TH ST., NEW YORK. Upright, used by artists.
Upright, celebrated maker
603 BROAD ST, NEWARK
Upright, discontinued style, was \$450
Upright, brilliant tone.
138 NEWARK AV., JERSEY CITY.

REAL ESTATE-OUT OF THE CITY. WESTCHESTER COUNTY-SALE OR RENT.

GENTLEMAN'S COUNTRY RESIDENCE for sale; finest corner restricted Chester Hill, Mount Vernon, N. Y., house 14 rooms and bath; all imprevements; fine stable; lot 137x115 feet.

OWNER, BOX 12, MT. VERNON, N. Y. NEW COTTAGES FOR SALE at Larchmont and New Rochelle. H. B. DOWNEY, 20 North, New Rochelle.

LONG ISLAND-SALE OR RENT. FOR SALE—Choice L. I. Shore Front; bargain to quick buyer. STEPHEN YATES, 189 Montague st., Brooklyn, N. Y.

FOR SALE-L. I. Farm, 75 Acres; bargain at \$1,750; terms easy. STEPHEN YATES, 189 Montague st., Brooklyn, N. Y. NEW JERSEY-SALE OR RENT. FRAME MANSION, Jersey City Heights—Large plot; choice surroundings; best of Bergen section; 9 rooms, besides bath, tollet, laundry, butler's pantry, attic, cold storage, cellar, numerous closets, ec.; all improvements; gas and electric lighting; handsome finish and decorations; \$7,100; terms to suit. CONDICT, 15-Exchange pl., Jersey City.

LONG BRANCH—Ocean av.; large, bandsom residence; stable, carriage house; \$13,500. Also restricted residential plot, South Bath av., \$9,250 FOLSO M BROTHERS, \$35 BROADWAY. FURNISHED HOUSES, lakes, farms. Send for Picturesque Boonton. E. J. CAHILL, Boonton, N. J.

MIS CELLANEOUS.

AT MAMARONECK, N. Y.

Magnificent country seat,
200 ft. above the sea level,
14 acres—cultivated gardens.

Modern residence, containing 15 rooms and 3
baths; also gardener's cottage and stable. Must
be seen to be appreclated.

Price very low to quick purchaser.

EENWICK C. HURRY.

Near 38th St.

428 5th Ave.

BERKSHIRE HILLS-Furnished country houses for lease during summer. S. G. TENNEY, Wil-llamstown, Mass. FARM BARGAIN 68 acres, house, barn, fruit cools; only \$1,500. ARTHUR DUCRET, 97 Nassau

> TEXAS RANCHES FOR SALE, W. H. GRAHAM, CUERO, TEXAS. COPARTNERSHIP NOTICES.

New York, February 23d, 1904.
The copartnership of C. B. Gunther & Co., having expired by limitation, is now dissolved by mutual consent. Either partner will sign in liquidation. C. B. GUNTHER, C. B. GUNTHER, E. S. ELCWINSON.

The Invisible Plano Player. Plays any plant Any one can play it. Cash or installments. Recitals daily. Warerooms, 123 5th av., near 19th st

JACOB BROTHERS' PIANOS Give Perfect and Lasting Satisfaction

CAREFUL PIANO BUYERS WILL VISIT SMALL PIANOS FOR SMALL ROOMS.

THE PLACE FOR PIANO BARGAINS H

POST OFFICE NOTICE. (Should be read DAILY by all interested, as changes may occur at any time.)
Foreign mails for the week ending Feb. 27, 1994, will close (PROMPILY in all cases) at the General Post Office as follows: PARCELS-POST MAILS close one hour earlier than closing time show below. Parcels-post mails for Germany close at 5 P. M. Friday, per steamship Patricla. Regular and Supplementary mails close at For-eign Station half hour later than closing time shown below (except that Supplementary Matis for Europe and Central America, via Celon. close one hour later at Foreign Station).

TRANSATLANTIC MAILS. TRANSATLANTIC MAILS.

THURSDAY—At 7A. M. for FRANCE, SWITZER-LAND, ITALY, SPAIN, PORTUGAL, TURKEY, EGYPT, GREECE and BRITISH INDIA; per steamship La Touraine, via Havre (mail for other parts of Europe must be directed "per steamship La Touraine"); at 730 A. M. for ITALY direct, per steamship Prinz Oskar (mail must be directed "per steamship Prinz Oskar (Dailer").

(mail must be directed "per steamship Prina Ostar").

FRIDAY.—At 12 M. for AZORES ISLANDS, per steamship Romanic, from Boston.

SATURDAY.—At 2 M. for EUROPE, per steamship Philadelphia, via Plymouth and Cheerbourg (mail for Scotland, Ireland and Liverpool must be directed "per steamship Philadelphia"); at 8:30 A. M. (supplementary 40 A. M.) for EUROPE, per steamship Campania, via Queenstown; at 8:30 A. M. for BLGGUM direct, per steamship Zealand (mail must be directed "per steamship Zeeland (mail must be directed "per steamship Princess Irene (mail must be directed "per steamship Princess Irene "; at 9:30 A. M. for SCOTLAND direct, per steamship Princess Irene (mail must be directed "per steamship Princess Irene "; at 9:30 A. M. for SCOTLAND direct, per steamship Furnessia (mail must be directed "per steamship Furnessia"); at 11 A. M. for DENMARK direct, per steamship Island (mail must be directed "per steamship Island").

After the closing of the Supplementary Trans-ationite Mails named above, additional Sup-plementary Mails are opened on the piers of the American, English, French and German steamers, and remain open until within Ten Minutes of the hour of sailing of steamer.

MAILS FOR SOUTH AND CENTRAL AMERICA.

WEST INDIES, ETC.

THURSDAY.—At4 A. M. for BARBADOS and BRAZIL, per steamship Hilary, via Para and Manaos; at 4:3; A. M. for ARGENTINE, URUGUAY and PARAGUAY, per steamship Chaucer; at 8 A. M. for CUBA, per steamship Vigilancia, (mail for Mexico, via Progreso, Campeche and Vera Cruz, must be directed 'per steamship Vigilancia; at 8 A. M. for BERMUDA, per steamship Presented at 9:30 A. M. for BARBADOS and BRAZIL.

must be directed 'per steamship Vigitancia'; at 8 A. M. for BERMUDA, per steamship Pertoria: at 9:30 A. M. for BARBADOS and BRAZIL. per steamship Catania. via Pernambuco. Rio Janeiro and Santos (mail for Northern Bragil. Argentine. Uruguay and Paraguay must be directed "per steamship Catania"; at 9:30 A. M. for BERMUDA. BARBADOS. TRINIDAD. BRITISH, DUTCH and FRENCH GUIANA, per steamship Plemonte (mail must be directed "per steamship Plemonte"); at 12 M. (supplementary 12:30 P. M.) for BAHAMAS, per steamship Seneca (mail for Mexico, via Tampico, must be directed "per steamship Seneca".

FRIDAY.—At 9 A. M. for COSTA RICA, per steamship be directed "per steamship Seneca".

FRIDAY.—At 9 A. M. for COSTA RICA, per steamship Nelected "per steamship Seneca".

FRIDAY.—At 9 A. M. for COSTA RICA, per steamship Valencia; at 12 M. for GUANTANAMO and SANTIAGO, per steamship Yumuri (mail must be directed "per steamship Yumuri "lating and SANTIAGO, per steamship Yumuri "lating and SANTIAGO, per steamship Yumuri "lating and Trinidad must be directed "per steamship Santing Shirt Ship Caribbee (mail for Grenada and Trinidad must be directed "per steamship Caribbee").

SATURDAY.—At 8:30 A. M. (supplementary 9:30 A. M.) for CUBACAO and VENEZUELLA, per steamship Maracalbo (mail for Savanilla and Cartagena must be directed "per steamship Maracalbo (mail for Savanilla and Cartagena must be directed "per steamship Maracasho (mail for Grenada A. M. (supplementary 10:30 A. M.) for FOR TUNE SILAND, JAMAICA, SAVANILLA and CARTAGENA, per steamship Maracasho (mail for Grenada A. M. (supplementary 10:30 A. M.) for FOR TUNE SILAND, JAMAICA, SAVANILLA and CARTAGENA, per steamship Maracasho (mail for Grenada A. M. (supplementary 10:30 A. M.) for FOR TUNE SILAND, JAMAICA, SAVANILLA and CARTAGENA, per steamship Maracasho (mail for Grenada A. M. (supplementary 10:30 A. M.) for FOR TUNE SILAND, JAMAICA, SAVANILLA and for CUBA, per steamship Maracas, via Trinidad at 10 A. M. for GRENADA.

steamship Maracas, via Trinidad: at 19 A. M. for CUBA. Per steamship Mexico, via Havana.

MAILS FORWARDED OVERLAND, &c., EXCEPT TRNSPACIFIC.

CUBA. Via Port Tampa, Florida, closes at this office dully, except Thrisday, at \$5.39 A. M. (the connecting mails close here on Mondays, Wednesdays and Saturdays).

MEXICO CITY.—Overland, unless specially addressed for despatich by steamer, closes at this office dully, except Sunday, at 120 P. M. and 10:30 P. M. Sundays at 120 P. M. and 10:30 P. M. Sundays at 120 P. M. and 10:30 P. M. Sundays at 120 P. M. and 10:30 P. M. Sundays at 120 P. M. and 10:30 P. M. Sundays at 130 P. M. Sundays at 120 P. M. and 10:30 P. M. Sundays at 130 P. M. And 10:30 P. M. Sundays at 130 P. M. And 10:30 P. M. Sundays at \$100 P. M. (connecting mail closes here Mondays at \$10:30 P. M.).

COSTA RICA—By rail to New Orleans, and thence by steamer, closes at this office daily except Sunday, at \$1:30 P. M. and \$10:30 P. M. Sundays at \$1:00 P. M. and \$10:30 P. M. Sundays at \$1:00 P. M. and \$10:30 P. M. Sundays at \$1:00 P. M. and \$10:30 P. M. Sundays at \$1:00 P. M. and \$10:30 P. M. Sundays at \$1:00 P. M. and \$10:30 P. M. Sundays at \$1:00 P. M. and \$10:30 P. M. Sundays at \$1:00 P. M. and \$10:30 P. M. Sundays at \$1:00 P. M. and \$10:30 P. M. Sundays at \$1:00 P. M. and \$10:30 P. M. Sundays at \$1:00 P. M. and \$10:30 P. M. Sundays at \$1:00 P. M. and \$10:30 P. M. Sundays at \$1:00 P. M. and \$10:30 P. M. Sundays at \$1:00 P. M. and \$10:30 P. M. Sundays at \$1:00 P. M. and \$10:30 P. M. Sundays at \$1:00 P. M. and \$10:30 P. M. Sundays at \$1:00 P. M. and \$10:30 P. M. Sundays at \$1:00 P. M. Sunday

Saturday.

STEGISTERED MAIL closes at 6:00 P. M. previous day.

TRANSPACIFIC MAILS.

PHILIPPINE ISLANDS, via San Francisco, close here daily at 6:30 P. M. up to February 425th inclusive, for despatch per U. S. Transport.

NEW CALEDONIA, FIJI. SAM9A and HA. WAII. via San Francisco, close here daily at 6:30 P. M. up to February 527th, inclusive, for despatch per steamship Sierra. (If the Cunard steamer carrying the British mail for New Zealand does not arrive in time to connect with this despatch, extra mails—closing at 5:30 A. M., 9:30 A. M. and 6:30 P. M. Sundiaya at 4:30 A. M., 9:30 A. M. and 6:30 P. M. Sundiaya at 4:30 A. M., 9:40 M. and 6:30 P. M. "will be made up and forwarded until the arrival of the Cunard steamer."

AUSTRALIA (excent West), FIJI ISLANDS and NEW CALEDONIA (specially addressed only), via Vancouver and Victoria B. C., close here daily at 6:30 P. M. up to February 427th inclusive, for despatch per steamship Miowera.

CHINA and JAPAN (specially addressed only), sta Seattle, close here daily at 6:30 P. M. up to Feb. 499th inclusive, for despatch per steamship Doric.

HAWAII, JAPAN, CHINA and PHILIPPINE ISLANDS, via San Francisco, close here daily at 6:30 P. M. up to Feb. 400 P. M. up to March 57th, inclusive, for despatch per steamship Doric.

HAWAII, JAPAN, CHINA and PHILIPPINE ISLANDS, via San Francisco, close here daily at 6:30 P. M. up to March 57th, inclusive, for despatch per steamship Doric.

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HAWAII and JAPAN, via Vancouver, and Victorie, B. C., close here daily at 6:30 P. M. up to March 57th, inclusive, for despatch per steamship Empress of India. (Merchandise for U. S. Postal Agency at Shanghai cannot